



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
3300 NEWPORT BOULEVARD, BLDG. C
NEWPORT BEACH, CA 92658-8915
(949) 644- 3200**

Memorandum

To: Planning Commission
From: Fern Nueno, Associate Planner
Date: November 8, 2012
Re: Agenda Item No. 4 Emerson Island Annexation Designations

In consideration of the new information received regarding the number of dwelling units located at 410 Emerson Street, staff has revised the recommendation for certain properties from Single-Unit Residential Detached (RS-D) land use designations and Single-Unit Residential (R-1) Zoning designations to Multiple-Unit Residential (RM) land use and Zoning. For the area where the properties are designated as RM, a 10 dwelling unit cap is proposed.

It is not staff's intent to create any nonconforming properties in regards to number of dwelling units. Revised exhibits for the draft resolution are attached for your consideration.

*Costa
Mesa*

21ST ST

**RS-D
(Single-Unit Residential
Detached)**

HOLIDAY RD

BONAIRE WAY

RS-D

TUSTIN AVE

EMERSON ST

**RM
10 du**

BA

— Existing City Boundary
— Proposed City Boundary



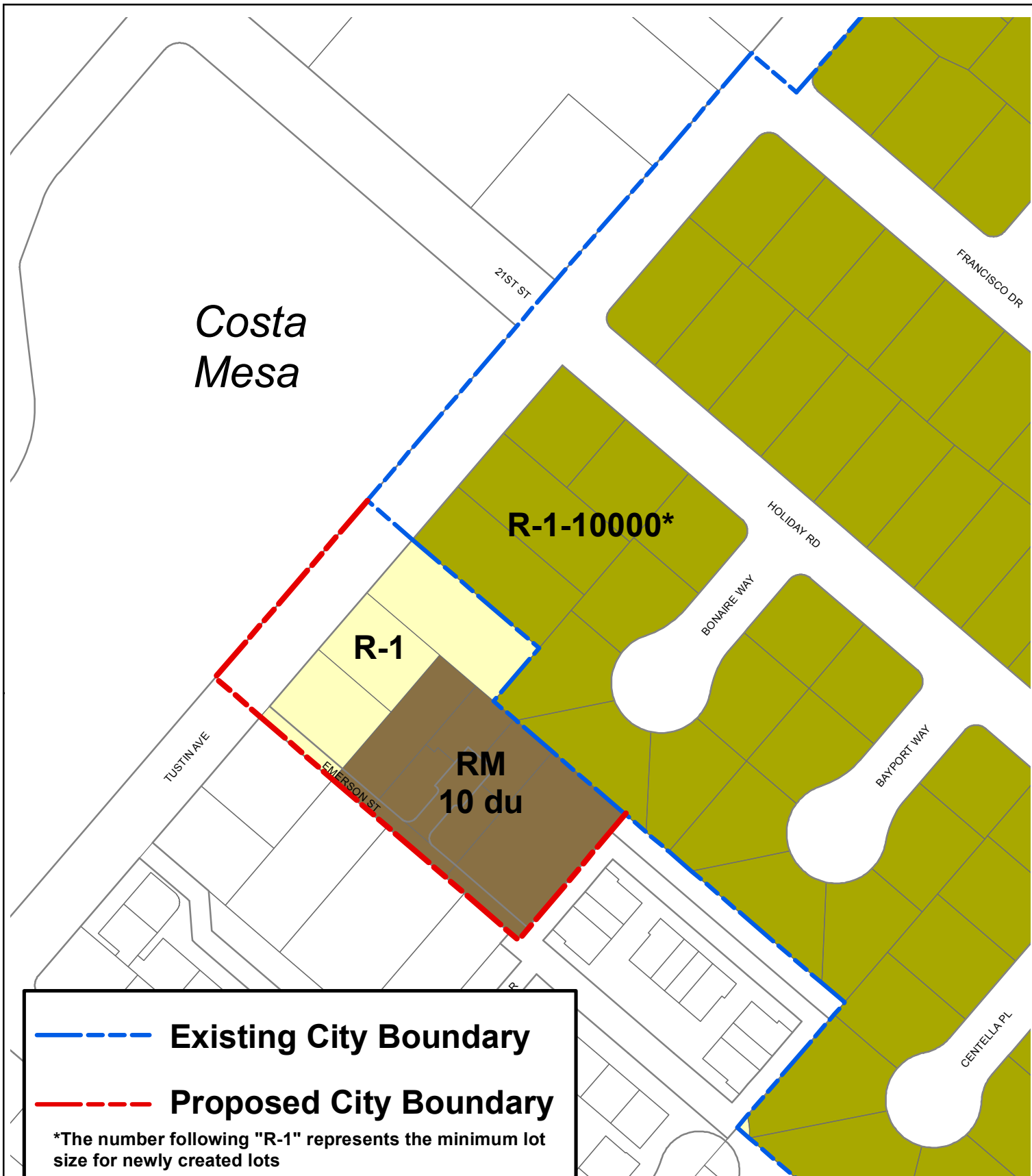
GP2012-001 (PA2012-034)
General Plan Amendment
Emerson Island Annexation

Exhibit A

0 50 100 Feet



NEWPORT
info
NEWPORT INFORMATION SYSTEMS



CA2012-002 (PA2012-034)
Zoning Code Amendment
Emerson Island Annexation

Exhibit B

0 75 150 Feet



NEWPORT
Info
NEWPORT INFORMATION SYSTEMS



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Memorandum

To: Planning Commission
From: Fern Nueno, Associate Planner
Date: November 1, 2012
Re: Agenda Item No. 4 Correspondence received for Emerson Island Annexation

Subsequent to the completion of the staff report, correspondence was received by the property owner of 410 Emerson Street (attached) regarding the number of dwelling units on site. Staff previously thought that the lot was developed with one unit; however, the property owner informed staff that the lot is developed with two residential dwelling units. The property owner requests that the City land use and zoning designations allow for two dwelling units in case the owner decides to sell the property or redevelop.

In order to maintain consistency with the surrounding properties, the staff recommendation of Single-Unit Residential Detached (RS-D) land use designation and Single-Unit Residential (R-1) Zoning designation remains unchanged.

The two dwelling units on the lot were legally constructed and could remain after the annexation. The two-unit residential use would be nonconforming and subject to the requirements of Chapter 20.38 of the Zoning Code (Nonconforming Uses and Structures). If the two units were demolished, only one dwelling unit could be constructed in its place, consistent with the development standards for R-1 properties.

Nueno, Fern

From: Steve Provence [stevepboone@yahoo.com]
Sent: Sunday, November 04, 2012 6:53 PM
To: Nueno, Fern
Subject: Re: Emerson Annexation PA2012-034

To Newport Beach Planning,

You are saying that 410 Emerson st, is a one family unit. But we have been a duplex since 1960! When it was built. We are two separate houses with there own electric and gas meters. I need to keep it as a duplex for renting income.

Thank You
Owner : Hildegard Provence
Son: Steve Provence

From: "Nueno, Fern" <fnueno@newportbeachca.gov>
To: stevepboone@yahoo.com
Sent: Thursday, November 1, 2012 3:30 PM
Subject: Emerson Annexation PA2012-034

Fern Nueno, LEED AP

Associate Planner

fnueno@newportbeachca.gov

(949) 644-3227 phone

(949) 644-3229 fax

City of Newport Beach | Planning Division | 3300 Newport Blvd | Newport Beach, CA 92663

A responsive, knowledgeable team of professionals guiding community development in the public interest.